

118.0

0006

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

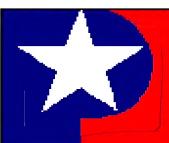
598,700 / 598,700

USE VALUE:

598,700 / 598,700

ASSESSED:

598,700 / 598,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
307		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PERCIVAL CHARLES L JR	
Owner 2: PERCIVAL SHEILA	
Owner 3:	

Street 1: 307 FOREST STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Postal:	
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NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as	
One Family with a Ranch Building built about 1953, having	
primarily Vinyl Exterior and 1330 Square Feet, with 1 Unit, 1	
Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6585		Sq. Ft.	Site		0	70.	0.94	5									432,284						432,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6585.000	165,700	700	432,300	598,700		76606
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

Total Card	0.151	165,700	700	432,300	598,700	Entered Lot Size
Total Parcel	0.151	165,700	700	432,300	598,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	450.15	/Parcel: 450.15	Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID	118.0-0006-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	165,700	700	6,585.	432,300	598,700		Year end	12/23/2021
2021	101	FV	159,900	700	6,585.	432,300	592,900		Year End Roll	12/10/2020
2020	101	FV	159,900	700	6,585.	432,300	592,900	592,900	Year End Roll	12/18/2019
2019	101	FV	146,100	700	6,585.	438,500	585,300	585,300	Year End Roll	1/3/2019
2018	101	FV	146,100	0	6,585.	327,300	473,400	473,400	Year End Roll	12/20/2017
2017	101	FV	146,100	0	6,585.	296,400	442,500	442,500	Year End Roll	1/3/2017
2016	101	FV	146,100	0	6,585.	284,100	430,200	430,200	Year End	1/4/2016
2015	101	FV	145,400	0	6,585.	240,800	386,200	386,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.						
Grantor								Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHERAKIS KOSTA									29448-55		11/30/1998		186,500	No	No	Y	

BUILDING PERMITS														ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
8/31/2018		MEAS&NOTICE							12/17/2008	Meas/Inspect	163	PATRIOT									
3/31/2000		Inspected							2/15/2000	Measured	276	PATRIOT									
9/30/1993											270	PATRIOT									

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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